

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE
SS Sweet Air Road, 530 ft. +/- * ZONING COMMISSIONER
W of Kincaid Court
4213 Sweet Air Road * OF BALTIMORE COUNTY
10th Election District
6th Councilmanic District * Case No. 99-35-AV
James A. Dunnigan, et ux, Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by James A. Dunnigan and Dorothea D. Dunnigan, his wife, property owners, for the property located at 4213 Sweet Air Road in the Quinn subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., for an addition, in an R.C.5 zone. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

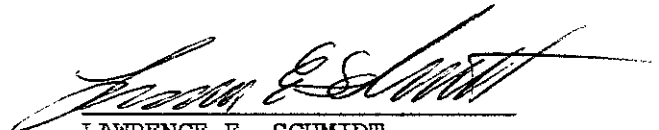
upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 21st day of August 1998 that the Petition for a Zoning Variance from Section 1A04.3.B.5 of the Baltimore County Zoning Regulations (BCZR) to allow a side yard setback of 30 ft., in lieu of the required 50 ft., for an addition, in an R.C.5 zone, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LES:mmn


LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

August 21, 1998

Mr. and Mrs. James D. Dunnigan
4213 Sweet Air Road
Baldwin, Maryland 21013

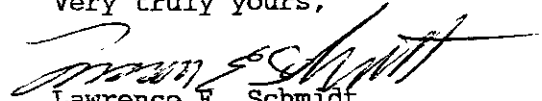
RE: Petition for Administrative Variance
Case No. 99-35-A
Property: 4213 Sweet Air Road

Dear Mr. and Mrs. Dunnigan:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmm
encl.





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4313 SWEET AIR RD.

which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1904.3.B.5 (1900.3.B.3, 1920) To allow a side yard setback of 30 ft. for a proposed addition in lieu of the minimum required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

JAMES ANDREW DUNNIGAN

(Type or Print Name)

Signature

DOROTHEA DOLORES DUNNIGAN

(Type or Print Name)

Signature

4313 SWEET AIR RD. (410) 592-2696

Address

Phone No

BALDWIN

MD.

21013

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: [Signature]

DATE: 7-21-98

ESTIMATED POSTING DATE: 8/2



Printed with Soybean Ink
on Recycled Paper

ITEM #: 35

99-35-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

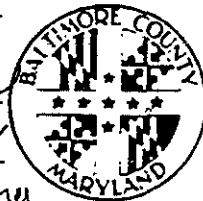
That the Affiant(s) does/do presently reside at 4313 SWEET AIR ROAD
address
BALDWIN MD 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. WIFE (DOLORES) HAS DEVELOPED CHRONIC ASTHMA AND ARTHRITIS; HAS HAD RECONSTRUCTIVE KNEE (BOTH) SURGERY MAKING CLIMBING STEPS TO SECOND FLOOR BEDROOMS/BATH VERY DIFFICULT.
2. VARIANCE NEEDED SINCE SOUTH SIDE OF HOUSE (BACK) IS INDEEMED BY A BUILT-IN SWIMMING POOL AND SEPTIC SYSTEM; WEST SIDE BY GARAGE & DRIVEWAY; LEAVING ONLY THE EAST SIDE AVAILABLE TO BUILD A BEDROOM/BATH EXTENSIONS

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James Andrew Dunningan
(signature)
JAMES ANDREW DUNNINGAN
(type or print name)



Dorothea Dolores Dunningan
(signature)
DOROTHEA DOLORES DUNNINGAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 15 day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Andrew Dunningan and Dorothea Dolores Dunningan

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

July 15, 1998
date

Budget C. Bognanni
NOTARY PUBLIC

My Commission Expires: June 1, 2001

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4213 SWEET AIR ROAD
address
BALDWIN MD 21013
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/ave base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. WIFE (DOLORES) HAS DEVELOPED CHRONIC ASTHMA AND ARTHRITIS; HAS HAD RECONSTRUCTIVE KNEE (BOTH) SURGERY MAKING CLIMBING STEPS TO SECOND FLOOR BEDROOMS/BATH VERY DIFFICULT.
2. VARIANCE NEEDED SINCE SOUTH SIDE OF HOUSE (BACK) IS INCUMBERED BY A BUILT-IN SWIMMING POOL AND SEPTIC SYSTEM; WEST SIDE BY GARAGE & DRIVEWAY; LEAVING ONLY THE EAST SIDE AVAILABLE TO BUILD A BEDROOM/BATH EXTENSIONS

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James Andrew Dunningan
(signature)
JAMES ANDREW DUNNINGAN
(type or print name)



Dorothea Dolores Dunningan
(signature)
DOROTHEA DOLORES DUNNINGAN
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: Harford

I HEREBY CERTIFY, this 15 day of July, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

James Andrew Dunningan and Dorothea Dolores Dunningan
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief

AS WITNESS my hand and Notarial Seal.

July 15, 1998
date

Bridget E. Bognanni
NOTARY PUBLIC

My Commission Expires: June 1, 2001



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 4313 SWEET AIR RD.

which is presently zoned RC-5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3B.5 (1A00.3B.3,

1970) to allow a side yard setback of 30 ft. for a proposed addition in lieu of the minimum required 50 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

I/We do solemnly declare and affirm under the penalties of perjury that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

JAMES ANDREW DUNNIGAN

(Type or Print Name)

James Andrew Dunnigan

Signature

DOROTHEA DOLORES DUNNIGAN

(Type or Print Name)

Dorothea Dolores Dunnigan

Signature

4313 SWEET AIR RD. (410) 592-2696

Address

Phone No

BALDWIN

City

MD.

State

21013

Zipcode

Name, Address and phone number of representative to be contacted

COUNTERS

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County this ____ day of _____ 19____ that the subject matter of this petition be set for a public hearing, advertised as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: JA

DATE

7-21-98

ESTIMATED POSTING DATE:

8/2/98



Printed with Soybean Ink
on Recycled Paper

99-35-A

ITEM

35

ZONING & DESCRIPTION
4213 Sweet Air Rd.

Beginning at a point on the south side of Sweet Air Rd, 530 ft \pm west of Kincaid Ct., Being known as lot 20 in the subdivision of "Quinn Subdivision" as recorded in Balto. Co. Plat Book 35 folio 84 and located in the 10th Election Distr. containing 1.01 acres.

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

Item 35
No. 046942

DATE 7-21-98 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: Mr. Dunnigan

FOR: Residential Variance filing fee
#4213 Sweet Air Rd.

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESSED ACTUAL TIME
7/21/1998 7/21/1998 10:41:05
BY: 1204 CASHIER AMEN PAM DUNNIGAN
A MISCELLANEOUS CASH RECEIPT
Receipt # 03165
CP NO. 046942

50.00 CHECK

Baltimore County, Maryland

99.35-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

ADMIN. VAR

RE: Case No.:

99-35-A

Petitioner/Developer:

J. DUNNIGAN, ETAL

Date of Hearing/Closing

8/17/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at # 4213 SWEET AIR RD.

The sign(s) were posted on

8/1/98

(Month, Day, Year)

Sincerely,

Patrick M O'Keefe 8/12/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

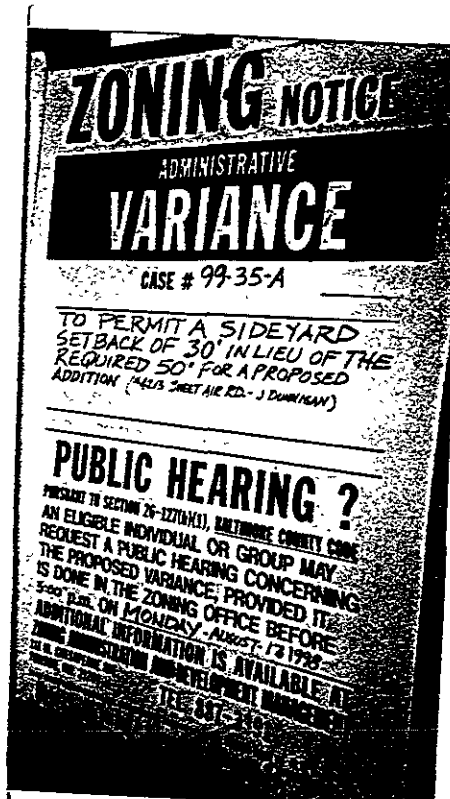
(Address)

HUNT VALLEY, MD. 21030

(City, State, Zip Code)

410-666-5366 ; CELL-410-905-8571

(Telephone Number)



SWEET AIR RD.
99-35-A

8/1/98 CL 8/17/98
J. DUNNIGAN

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 35 -A

Address 4213 Sweet Air Rd.

Contact Person: John Sullivan
Planner, Please Print Your Name

Phone Number: 410-887-3391

Filing Date: 7-21-98

Posting Date: 8-2-98

Closing Date: 8-17-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet 0to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 35 -A

Address 4213 Sweet Air Rd.

Petitioner's Name James Dunningan

Telephone (410) 592-2696

Posting Date: 8-2-98

Closing Date: 8-17-98

Wording for Sign: To Permit a side yard setback of 30 ft. for a
proposed addition in lieu of the minimum
required 50 ft.

APPROVED SIGN POSTERS

Stacy Gardner
Shannon-Baum Signs, Inc.
105 Competitive Goals Drive
Baltimore, MD 21784

Telephone: (410) 781-4000
Toll Free: (800) 368-2295
Fax: (410) 781-4673

Richard Hoffman
904 Dellwood Avenue
Fallston, MD 21047

Telephone: (410) 879-3122

Garland E. Moore
3225 Ryerson Circle
Baltimore, MD 21227

Telephone: (410) 242-4263
Mobile: (410) 382-4470

Tom Ogle
325 Nicholson Road
Baltimore, MD 21221

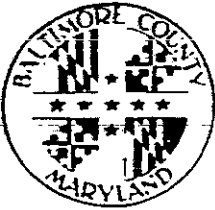
Telephone: (410) 687-8405
Mobile: (410) 262-8163
Fax: (410) 687-4381

Patrick M. O'Keefe, Sr.
523 Penny Lane
Hunt Valley, MD 21030

Telephone: (410) 666-5366
Cell: (410) 905-8571
Fax: (410) 628-2574
(410) 882-2469

THE PETITIONER MUST USE ONE OF THE SIGN POSTERS ON THIS APPROVAL LIST. ANY REPOSTING MUST ALSO BE DONE BY ONE OF THESE APPROVED POSTERS. IF YOU WISH TO SELECT A POSTER NOT SHOWN ON THE LIST ABOVE, PRIOR APPROVAL BY THE DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT/ZONING REVIEW IS REQUIRED.

THIS DEPARTMENT IS NOT ASSOCIATED WITH ANY OF THE ABOVE POSTERS, NOR DO WE RECOMMEND ANY SPECIFIC ONE. WE DO SUGGEST THAT YOU CONTACT A NUMBER OF THEM TO COMPARE PRICES SINCE THEIR CHARGES MAY VARY.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 35

Petitioner: JAMES A. & D. DOLORES DUNNIGAN

Location: 4213 SWEET AIR ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: JAMES A. DUNNIGAN

ADDRESS: 4213 SWEET AIR ROAD

BALDWIN, MD., 21013

PHONE NUMBER: (410) 592-2696

AJ:ggs

(Revised 09/24/96)

99-35-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

August 12, 1998

Mr. & Mrs. James Dunnigan
4213 Sweet Air Road
Baldwin, MD 21013

RE: Item No.: 35
Case No.: 99-35-A
Location: 4213 Sweet Air Road

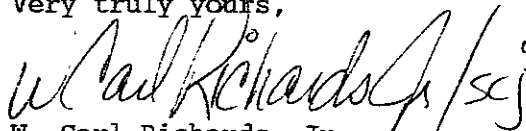
Dear Mr. & Mrs. Dunnigan:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on July 21, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: August 3, 1998

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

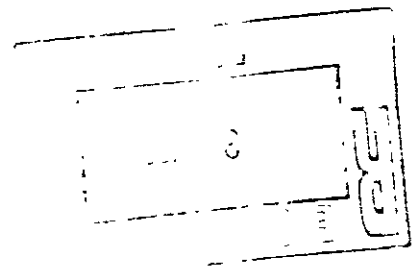
The Planning Office has no comments on the following petitions (s):

Item No. 35, 36, 37, 39, and 41

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3480.

Section Chief: *Jeffrey W. Long*

AFK/JL





Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

AUGUST 7, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: OWINGS MILLS LIMITED PTNP. 027
KAMBIZ KARIMIAN 031
STERLING INDUSTRY LANE, L.L.C. 036
JAMES ANDREW DUNNIGAN AND DOROTHEA
DOLORES DUNNIGAN (035)
FRANK ROSENBERGER AND MARY ROSENBERGER 036
PHYLLIS E. TYLER 037
VERNON MERKLE AND MARILYN IRWIN 038
KEVIN F. BRACKEN AND DAWN H. BRACKEN 039
NARINE BANEY 041
MR. AND MRS. BRINKLEY ITEM 16

Location: DISTRIBUTION MEETING OF AUGUST 3, 1998

Item No.: SEE ABOVE Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 387-4881, MS-1102F

cc: File





**Maryland Department of Transportation
State Highway Administration**

Paris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 7-31-98
Item No. 035 JJS

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: PDM

FROM: R. Bruce Seeley *RR 2/18*
Permits and Development Review
DEPRM

SUBJECT: Zoning Advisory Committees
Meeting Date: *Aug 3, 98*

DATE: *2/13/98*

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

27

35

41

28

36

37

424 RA

31

38

43

33

39

RBS:sp

BRUCE2/DEPRM/TXTS8P

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: August 12, 1998

FROM: *Sub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for August 10, 1998
Item Nos. 027, 028, 031, 032, 033,
035, 036, 037, 038, 039, 040, 041,
043 and Case No. 99-16-SPHA from 7/23/98

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

ZONE810.NOC

 **MERCANTILE-SAFE DEPOSIT**
MERCANTILE & TRUST COMPANY

VENABLE, BAETJER AND HOWARD
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
ATTORNEY'S ACCOUNT
1800 MERCANTILE BANK & TRUST BUILDING
BALTIMORE, MARYLAND 21201

DATE

08/04/94

A231588

7-61
520

*****One Thousand Six Hundred Fifty-Nine & 00/100

for

\$*****1659.00

VOID AFTER 180 DAYS

PAY TO THE
ORDER
OF

Patuxent Publishing Company
10750 Little Patuxent Parkway
Columbia, MD 21044

BY

16331.50 each

⑈231588⑈ ⑆052000618⑆

⑈020890 6⑈

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4213 Sweet Air Road

Subdivision name: Quinn

plat book # 35, lot # 24, lot # 30, section # 4

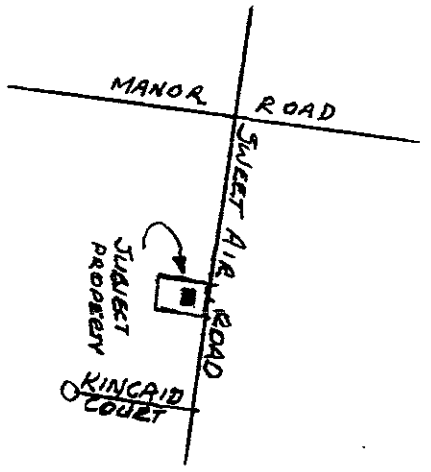
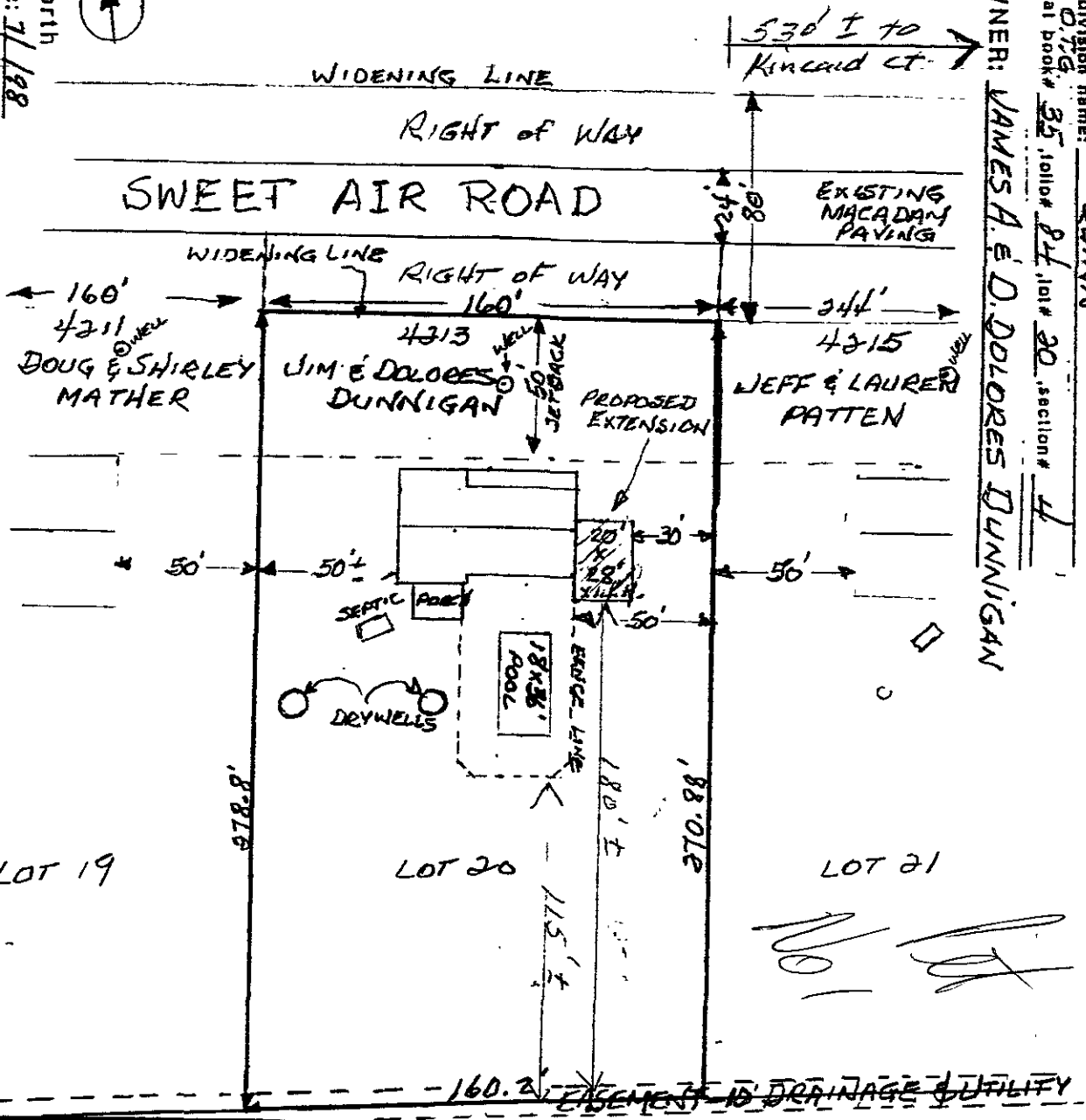
OWNER: JAMES A. & D. DOLORES DUNNIGAN

see pages 5 & 6 of the CHECKLIST for additional required information

North
date: 7/1/98
prepared by: JAD



Scale of Drawing: 1" = 60'



Vicinity Map
Scale: 1" = 1000'

LOCATION INFORMATION

Election District: 10

Councilmanic District: 6

1" = 200' scale map: NE 300D

Zoning: RC 5 (old RDP)

Lot size: 1.01 43,996 ±

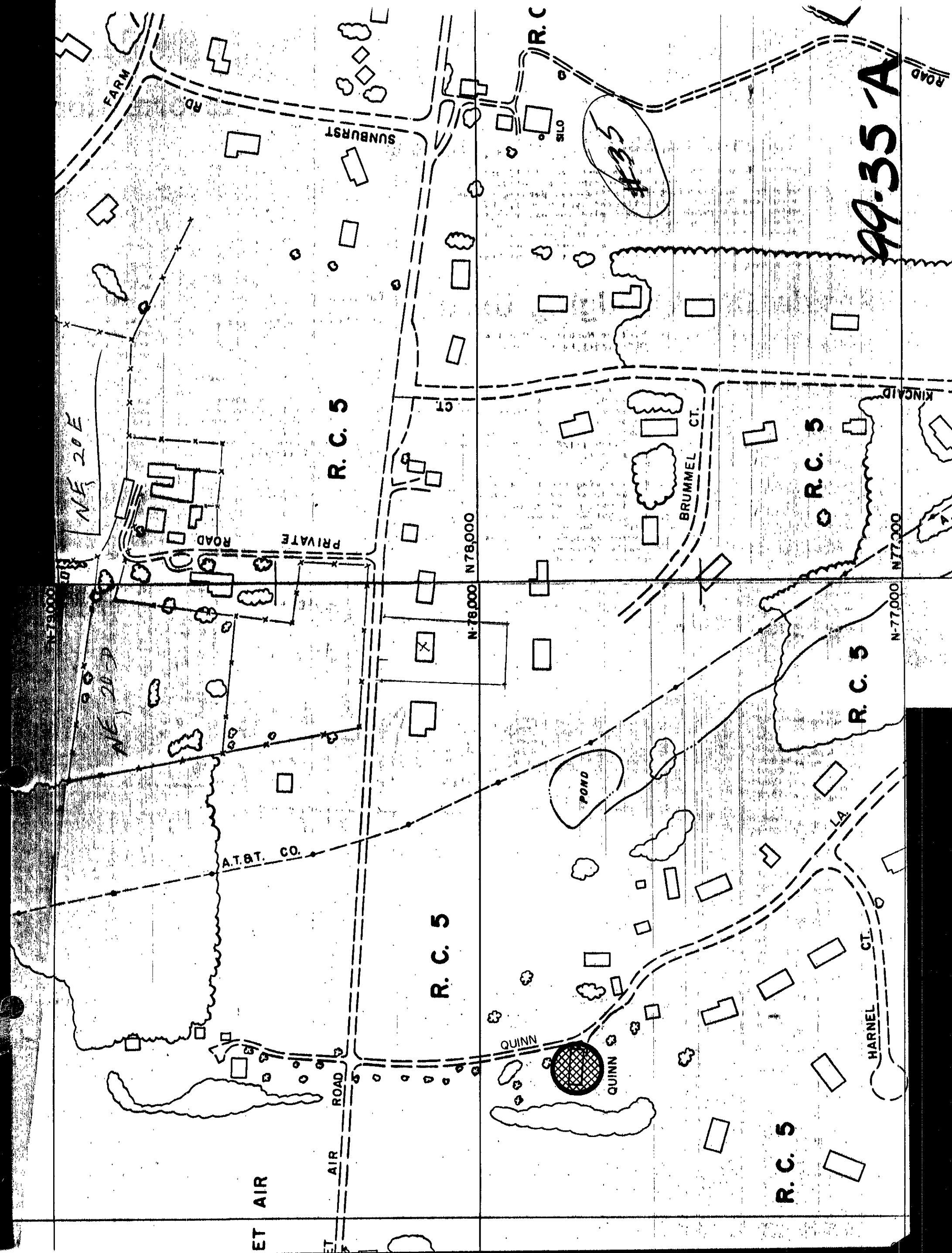
acreage square foot

SEWER: ☐ public ☒ private
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NONE

Zoning Office USE ONLY!

reviewed by: [Signature] ITEM #: 35 CASE #:

99-35-A



99-35-A

#35

R. C. 5

R. C. 5

R. C. 5

R. C. 5

R. C. 5

SUNBURST RD.

FARM RD.

RD.

R. C.

SILO

BRUMMEL CT.

KINCAID

N-77,000 N77,000

N-78,000 N78,000

PRIVATE ROAD

POND

QUINN

QUINN

HARNEL CT.

A.T.B.T. CO.

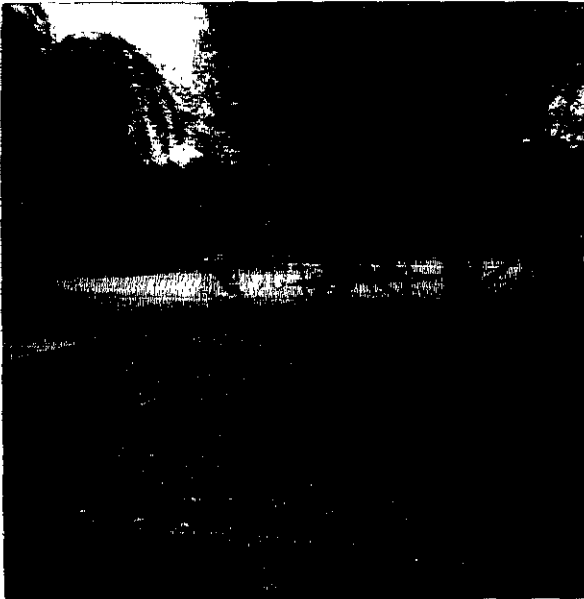
NE 20E

NE 20W

ET AIR

AIR ROAD

ZONING VARIANCE REQUEST- 4213 SWEET AIR ROAD
OWNERS - JAMES & DOLORES DUNNIGAN
EXISTING CONDITIONS



① 4213 - (WEST SIDE) - LOOKING SOUTH. FLOWER POT IS ON TOP OF SEPTIC TANK ACCESS. DRYWELLS ARE TO LEFT & RIGHT OF SWINGSET.



SWEET AIR RD.

② 4213 - LOOKING NINE FROM EDGE OF PARKING PAD. SWEET AIR ROAD IS HORIZONTAL LINE (WEST SIDE)



③ 4213 - BY SWING SET ON TOWARD SIDE OF HOUSE. LOOKING NINE. (SOUTH SIDE)

(#34)

99-35-A

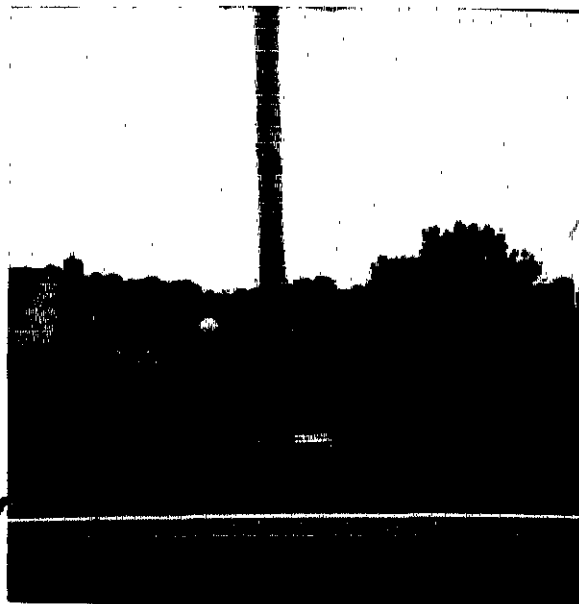
4213

FROM N. SIDE OF SWEET AIR ROAD
 LOOKING SSE
 DUNNIGAN DRIVEWAY



N. SIDE OF SWEET AIR ROAD
 LOOKING SSE
 4313 DUNNIGAN DRIVEWAY
 4311 MATHER DRIVEWAY

(4)



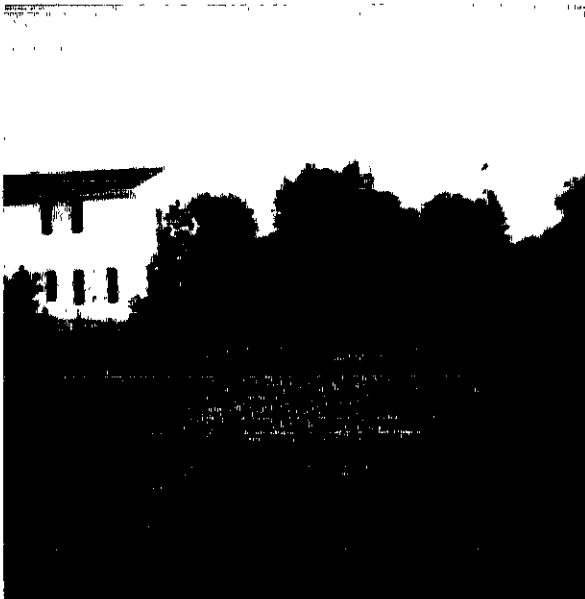
N. SIDE OF SWEET AIR ROAD
 (4313) LOOKING SSE.
 DUNNIGAN/PATTEN
 DRIVEWAY
 DUNNIGAN/PATTEN
 PROPERTY LINE IS
 APPROX. PHONE POLE
 PARALLELS DRIVEWAY

(5)

(#35)

99.35-A

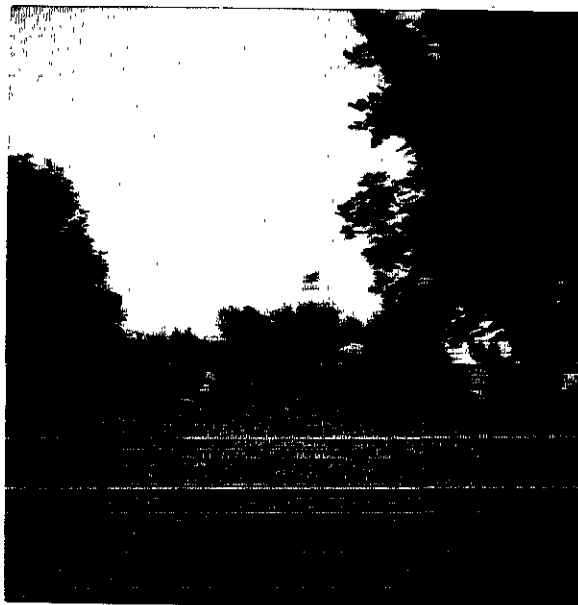
2 of 3



⑥ 4213 - LOOKING NORTH AT EAST SIDE. PROPERTY LINE GOES FROM CORNER OF PICTURE TO PHONE POLE.



⑧ 4213 LOOKING NNW FROM PROPERTY LINE AT SITE OF EXTENSION (BETWEEN STAKES) (EAST SIDE)

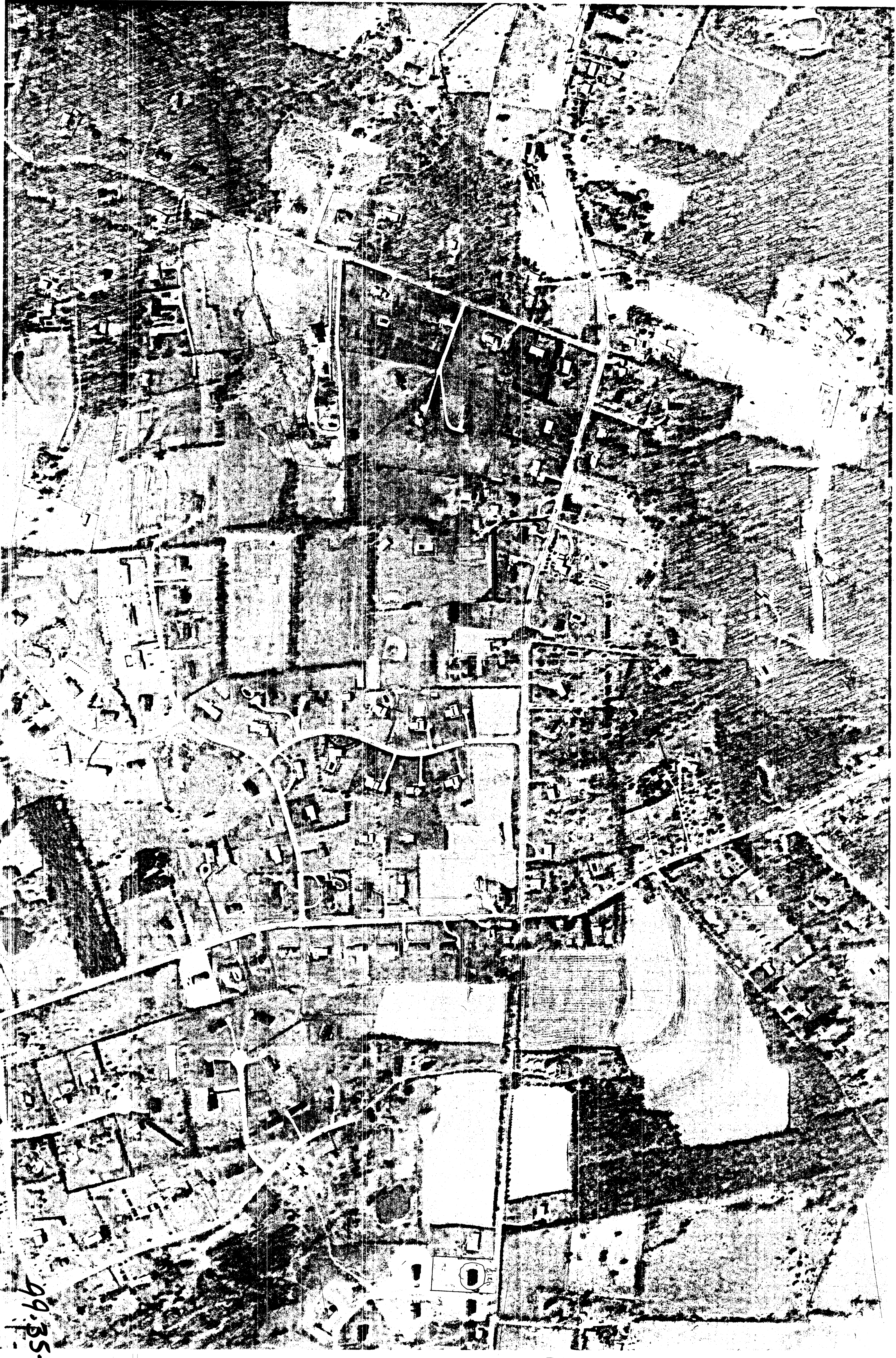


⑦ 4213 - LOOKING WSW FROM PROPERTY LINE AT SITE OF EXTENSION (BETWEEN STAKES) (EAST SIDE)

#35

99-35-A

3 of 3



BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1986	SWEET AIR <i>Appalachian Fire Admin. Insurance Values & E.D. Damages, Dunsmuir, Yuba, Sweet Air Rd. Dunsmuir, MO 3903</i>	N. E. 20-D

99.35-A

#35

#35